093.0	0006	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	737,500	/	737,500
USE VALUE:	737,500	/	737,500
ASSESSED:	737,500	/	737,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		RONALD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOLAN KEVIN N/TRUSTEE
Owner 2:	JEAN P DOLAN IRREVOCABLE TRUST
Owner 3:	
Street 1:	23 CRYSTAL DR
Street 2:	
Twn/City:	STONEHAM
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02180 Type:

PREVIOUS OWNER

Owner 1:	DOLAN JEAN -
Owner 2:	-
Street 1:	67 RONALD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,386 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7386.000	283,500	4,900	449,100	737,500
Total Card	0.170	283,500	4,900	449,100	737,500
Total Parcel	0.170	283,500	4,900	449,100	737,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.14 | /Parcel: 480.1

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
60819			09/20/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 093.0-0006-0010.0

!7655!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	283,500	4900	7,386.	449,100	737,500	737,500	Year End Roll	12/18/2019
2019	101	FV	227,000	4900	7,386.	455,500	687,400	687,400	Year End Roll	1/3/2019
2018	101	FV	234,400	4900	7,386.	340,000	579,300	579,300	Year End Roll	12/20/2017
2017	101	FV	234,400	4900	7,386.	308,000	547,300	547,300	Year End Roll	1/3/2017
2016	101	FV	234,400	4900	7,386.	295,100	534,400	534,400	Year End	1/4/2016
2015	101	FV	221,500	4900	7,386.	250,200	476,600	476,600	Year End Roll	12/11/2014
2014	101	FV	221,500	4900	7,386.	237,400	463,800	463,800	Year End Roll	12/16/2013
2013	101	FV	221,500	4900	7,386.	225,800	452,200	452,200		12/13/2012

PRINT

Date	Time
12/10/20	22:16:18

LAST REV

Date	Time
07/18/19	12:11:08

jorourke

USER DEFINED

Prior Id # 1:	60819
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOLAN JEAN,	69968-259		9/22/2017	Convenience	10	No	No		
DOLAN JEAN/TRS	69968-253		9/22/2017	Convenience	10	No	No		
DOLAN JEAN P	31276-596		4/3/2000	Family	10	No	No	4	
	14483-393		12/1/1981		60,800	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2018	1710	Siding	17,150	C				
8/31/2011	1032	Manual	5,000					ROOF VENT & 3 FT I
4/14/2009	231	Re-Roof	1,450					
8/14/1995	471	Manual	5,600					REBUILD STEPS
10/21/1993	566		13,000					ADD 13X8 BATH
10/15/1993	519	Manual	13,300					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2019	Mail Update	JO	Jenny O
9/20/2018	Inspected	CC	Chris C
8/20/2018	MEAS&NOTICE	BS	Barbara S
12/17/2008	Meas/Inspect	294	PATRIOT
3/8/2000	Inspected	264	PATRIOT
2/1/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7386		Sq. Ft.	Site		0	70.	0.87	5									449,104						449,100	

Total AC/HA:	0.16956	Total SF/SM:	7386	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	449,104	Spl Credit		Total:	449,100

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.98304033
Adj $ / SQ:	163.872
Other Features:	79300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	385176
Depreciation:	101687
Depreciated Total:	283490

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

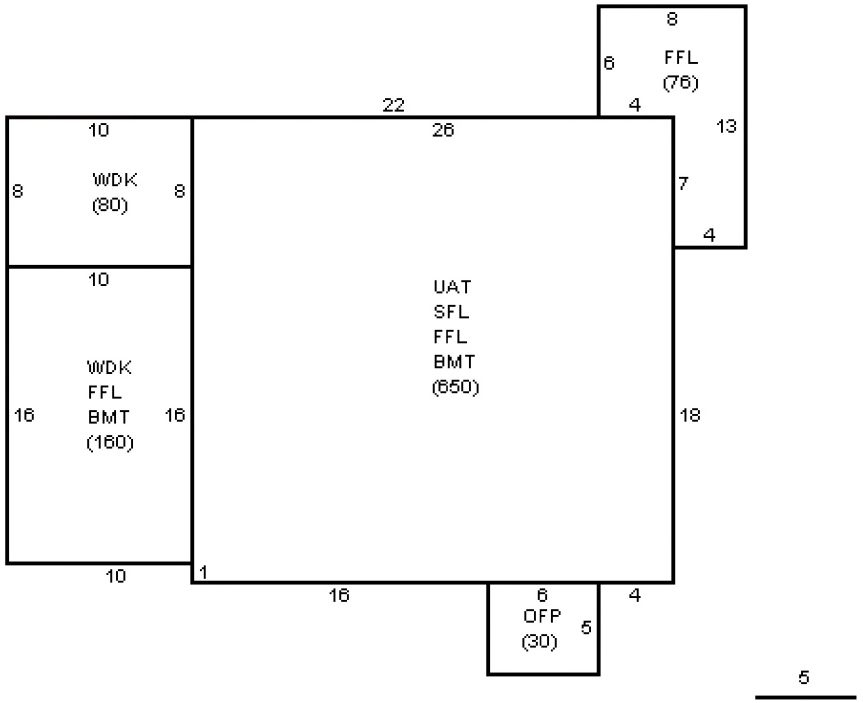
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	163.87
Special Features:	0	Val/Su Net:	102.02
Final Total:	283500	Val/Su SzAd	184.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	886	163.870	145,191
BMT	Basement	810	49.160	39,821
SFL	Second Floor	650	163.870	106,517
WDK	Deck	240	9.990	2,399
UAT	Upper Attic	163	65.550	10,652
OFP	Open Porch	30	43.250	1,298

Net Sketched Area:	2,779			Total:	305,878
Size Ad	1536	Gross Are	3266	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1928	21.58	T	40	101			4,900			4,900

More: N	Total Yard Items:	4,900	Total Special Featues:		Total: 4,900